

## Fort Mill Planning Department



# Development Activity Report September 2014

### Monthly & Year-to-Date Permit Summary (All Permits)

#### *Monthly Permit Activity (All Permits) – September 2014 vs. September 2013*

	September 2014	September 2013	Change (#)	Change (%)
Permits Issued	146	70	+76	+108.6%
Construction Value	\$11,332,938	\$9,513,482	+\$1,819,456	+19.1%
Permit Fees Collected	\$72,624	\$57,687	+\$14,937	+25.9%

#### *Year-to-Date Permit Activity (All Permits) – January-September 2014 vs. January-September 2013*

	YTD 2014	YTD 2013	Change (#)	Change (%)
Permits Issued	914	589	+325	+55.2%
Construction Value	\$127,856,249	\$103,694,102	+\$24,162,147	+23.3%
Permit Fees Collected	\$764,621	\$617,290	+\$147,331	+23.9%

### Monthly & Year-to-Date Permit Summary (Single-Family Residential Permits)

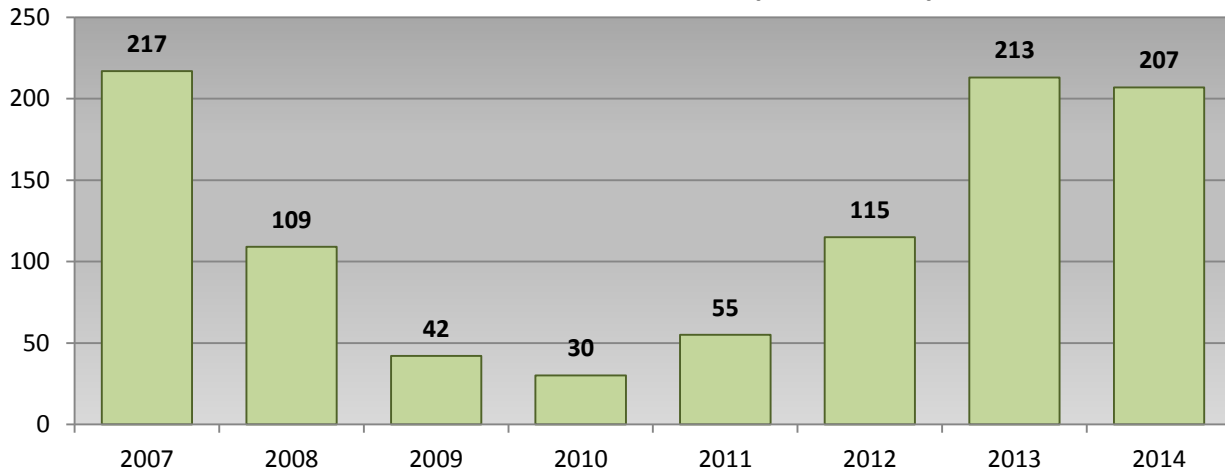
#### *Monthly Permit Activity (Single-Family Residential) – September 2014 vs. September 2013*

	September 2014	September 2013	Change (#)	Change (%)
Permits Issued	24	17	+7	+41.2%
Construction Value	\$10,129,528	\$7,601,412	+\$2,528,116	+33.3%
Avg. Permit Value	\$422,064	\$447,142	-\$25,078	-5.6%

#### *Year-to-Date Permit Activity (Single-Family Residential) – January-Sept. 2014 vs. January-Sept. 2013*

	YTD 2014	YTD 2013	Change (#)	Change (%)
Permits Issued	207	213	-6	-2.8%
Construction Value	\$88,185,721	\$87,784,203	+\$401,518	+0.5%
Avg. Permit Value	\$426,018	\$412,132	+\$13,886	+3.4%

### Year-to-Date Residential Permits (2007-2014)



A total of 24 new single-family residential permits were issued during the month of September 2014, including 4 in the Forest at Fort Mill, 7 in Massey, 5 in the Preserve at River Chase, 6 in Springfield, and 2 in Springview Meadows.

- **Forest at Fort Mill**

- 242 Monterey Oaks Circle
- 257 Monterey Oaks Circle
- 266 Monterey Oaks Circle
- 718 Pela Vista Court

- **Preserve at River Chase**

- 1113 Arges River Drive
- 1119 Arges River Drive
- 720 Lagan Court
- 732 Lagan Court
- 816 Tyne Drive

- **Springview Meadows**

- 1084 Crescent Moon Drive
- 1107 Crescent Moon Drive

- **Massey**

- 1782 Felts Parkway
- 1134 Kings Bottom Drive
- 1290 Kings Bottom Drive
- 1331 Kings Bottom Drive
- 1335 Kings Bottom Drive
- 5043 St. Clair Street
- 5070 St. Clair Street

- **Springfield**

- 1230 Edbrooke Lane
- 1677 Kilburn Lane
- 330 Newington Court
- 336 Newington Court
- 2076 Tatton Hall Road
- 2176 Tatton Hall Road

### Monthly Permit Summary (Commercial)

The following commercial permits were issued during the month of September 2014:

- **Little Caesar's:** 101B Spratt Street (Commercial Upfit / Restaurant)
- **AT&T:** 276 Munn Road, 3001 S Dobys Bridge Road & 214 Tom Hall Street (Cell Tower Upgrades)

### New Businesses

There were no new business licenses issued during the month of September 2014.

## Project Updates

### Third Quarter Building Permits

With 89 new single-family residential permits issued between July and September, the third quarter of 2014 tied the record high for the busiest quarter over the last 8 years. A total of 89 single-family permits were also issued during the second quarter (April-June) of 2013.



### Hail Repair Permits

Following the recent hail storm on May 23, 2014, the Fort Mill Permitting Office has been busy with hail-related permits, such as roof replacements and siding repairs. Since June 1<sup>st</sup>, nearly 40% of all permits, more than 260 in all, have been related to hail damage.

### New Town Website

The Town of Fort Mill has unveiled a new municipal website at [fortmillsc.gov](http://fortmillsc.gov). The new website includes the most up-to-date information about upcoming planning meetings, development codes, permitting information, archived reports, and contact information.



## Annexations

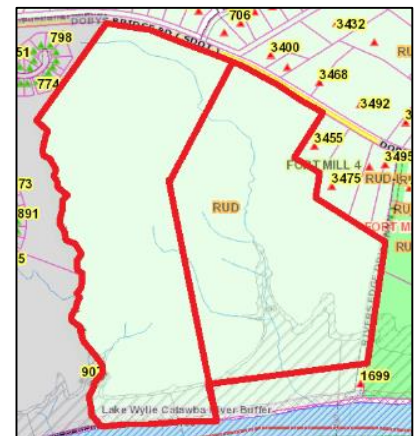
There were no new annexations approved by Town Council during the month September 2014.

One annexation request was withdrawn by the applicant prior to being acted upon by town council:

- **Annexation Request: Talkington Property**

An ordinance annexing York County Tax Map Numbers 774-00-00-004 & 774-00-00-005, containing approximately 168 acres on S Dobys Bridge Road

- Applicant: John P. & Delores M. Talkington / Justin R. & Jason T. Talkington
- Location: York County Tax Map Numbers 774-00-00-004 & 774-00-00-005 (S Dobys Bridge Road)
- Acreage: 168 Acres
- Zoning Requested: R-5 Residential
- Disposition: Request Withdrawn by Applicant
- Date Withdrawn: September 18, 2014



### ***Year-to-Date Annexation Activity – January-September 2014 vs. January-September 2013***

	YTD 2014	YTD 2013	Change (#)	Change (%)
Total # Annexations	6	4	+2	+50.0%
Total # Acres Annexed	409.9	546.7	-136.8	-25.0%

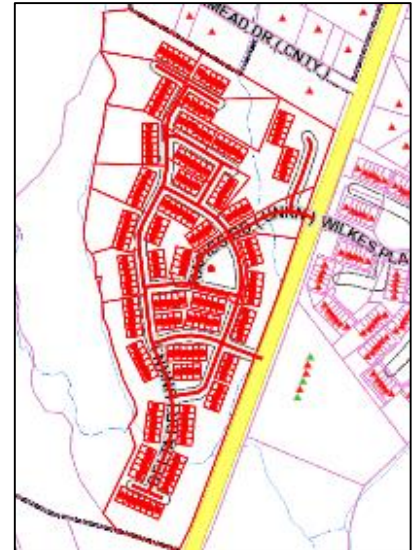
## Rezoning

There were three rezoning ordinances approved by council during the month of September 2014:

- **Ordinance No. 2014-21**

An ordinance amending the Zoning Map of the Town of Fort Mill so as to change the zoning designation for the Cascades at River Crossing subdivision, containing 216 parcels on approximately 24.3 +/- acres located on U.S. Highway 21 Bypass, from HC Highway Commercial to RT-8 Residential

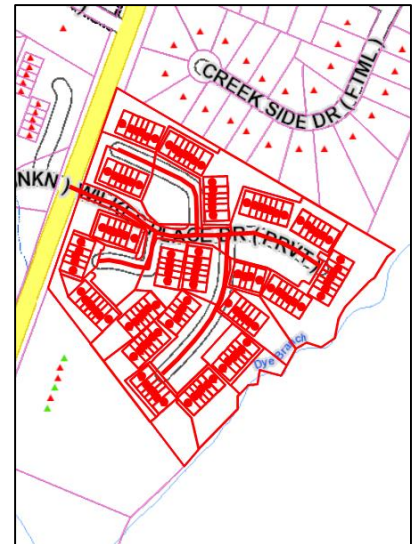
- Applicant: Rezoning Requested by Fort Mill Town Staff
- Location: Cascades at River Crossing Subdivision – 216 Parcels (US Highway 21 Bypass)
- Acreage: 24.3 Acres
- Current Zoning: HC Highway Commercial
- Zoning Requested: RT-8 Residential
- Disposition: Approved second reading of ordinance to rezone parcels from HC to RT-8 (5-0)
- Date Approved: September 8, 2014



- **Ordinance No. 2014-22**

An ordinance amending the Zoning Map of the Town of Fort Mill so as to change the zoning designation for the Townes at River Crossing subdivision, containing 144 parcels on approximately 13.8 acres +/- located on U.S. Highway 21 Bypass, from HC Highway Commercial to RT-8 Residential

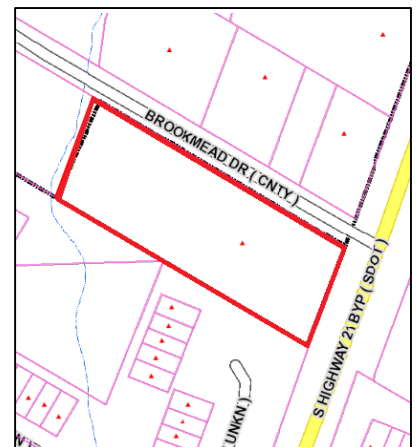
- Applicant: Rezoning Requested by Fort Mill Town Staff
- Location: Townes at River Crossing Subdivision – 144 Parcels (US Highway 21 Bypass)
- Acreage: 13.8 Acres
- Current Zoning: HC Highway Commercial
- Zoning Requested: RT-8 Residential
- Disposition: Approved second reading of ordinance to rezone parcels from HC to RT-8 (5-0)
- Date Approved: September 8, 2014



- **Ordinance No. 2014-23**

An ordinance amending the Zoning Map of the Town of Fort Mill so as to change the zoning designation for York County Tax Map Number 020-20-01-009, containing approximately 1.4 acres located at 333 U.S. Highway 21 Bypass, from HC Highway Commercial to RT-8 Residential

- Applicant: Rezoning Requested by Fort Mill Town Staff
- Location: York County Tax Map Number 020-20-01-009 (333 US Highway 21 Bypass)
- Acreage: 1.4 Acres
- Current Zoning: HC Highway Commercial
- Zoning Requested: RT-8 Residential





- Disposition: Approved second reading of ordinance to rezone parcel from HC to RT-8 (5-0)
- Date Approved: September 8, 2014

## Ordinances & Text Amendments

There were two text amendments approved by council during the month of September 2014:

- **Ordinance No. 2014-19**

An ordinance amending the Zoning Ordinance for the Town of Fort Mill; Article IX, Legal Status Provisions; Section 3, Nonconforming uses; so as to amend the requirements pertaining to the reestablishment and reconstruction of nonconforming uses and structures

- Applicant: Text Amendment Requested by Fort Mill Town Staff; initiated by petition from residents of Cascades at River Crossing and the HOA Board of the Townes at River Crossing
- Purpose: Amends the Legal Status Provisions for nonconforming (“grandfathered”) uses and structures to define the length of time that constitutes a discontinuance (12 months for non-residential uses and 24 months for residential uses), increases the threshold for rebuilding a non-conforming structure (from 50% to 75%), and allows the rebuilding of any nonconforming residence which is damaged or destroyed by fire or natural causes.
- Disposition: Approved 2<sup>nd</sup> reading of zoning text amendment (5-0)
- Date Approved: September 8, 2014

- **Ordinance No. 2014-20**

An ordinance amending the Zoning Ordinance for the Town of Fort Mill; Article I, In General; Section 5, Establishment of Districts; so as to add three new zoning districts to the list of districts established within the town; Article II, Requirements by Districts; Section 23, R-5 Residential District; so as to remove townhomes from the list of permitted uses within the R-5 District; and Article II, Requirements by Districts; so as to add three new sections to be called Section 25, RT-4 Residential District; Section 26, RT-8 Residential District; and Section 27, RT-12 Residential District

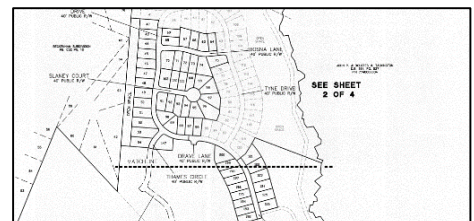
- Applicant: Text Amendment Requested by Fort Mill Town Staff & Planning Commission
- Purpose: Amends the R-5 zoning district to remove townhomes from the list of permitted uses, and authorizes a maximum residential density of 3 dwelling units per acre (by right) and 5 units per acre with an approved development agreement. The ordinance also creates three new zoning districts: RT-4, RT-8 and RT-12. These districts are intended for townhome communities with maximum residential densities of 4, 8 and 12 dwelling units per acre.
- Disposition: Approved 2<sup>nd</sup> reading of noise ordinance amendment (5-0)
- Date Approved: September 8, 2014

## New Subdivisions

There were two new subdivision plats approved during the month of September 2014:

- **Final Plat Approval: The Preserve at River Chase Phase II**

- Applicant: Meritage Homes
- Location: Preserve at River Chase (S Dobys Bridge Rd)
- Acreage: 20.25 Acres
- Zoning Designation: MXU Mixed Use
- Buildable Lots: 59 Single Family Lots



- **Final Plat Approval: The Forest at Fort Mill Phase III**

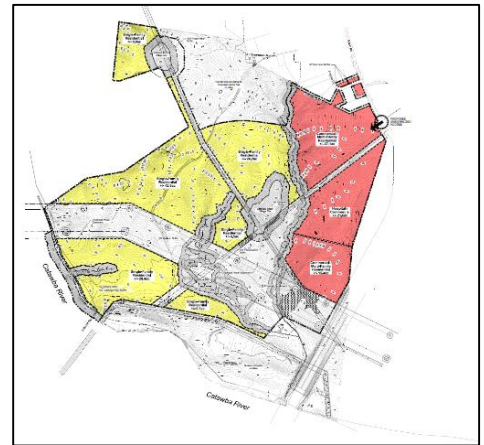
- Applicant: RK Dobys Bridge LLC
- Location: Forest at Fort Mill (S Dobys Bridge Rd)
- Zoning Designation: R-15 Residential
- Buildable Lots: 27 Single Family Lots
- *See Planning Commission meeting summary for additional details*

## Planning Commission Meeting Summary

The Planning Commission (PC) held a special called meeting on Tuesday, September 16, 2014, to review the following requests(s):

- **Development Agreement: SDG Properties, LLC**

- Applicant: SDG Properties, LLC
- Location: York County Tax Map Numbers 020-20-01-017, -018, -019, -020, -021, -022, - 025, -026,-027, - 028, & -029 (Kanawha Site)
- Acreage: 293.69 +/- Acres
- Zoning Designation: MXU Mixed Use
- Request: Applicant requested approval of a second amendment to a 2008 development agreement. The agreement, as revised, would allow the developer to tie in to a Tega Cay sewer interceptor, which is located on the property, and allow for wastewater to be transmitted to Rock Hill for processing via the Tega Cay line, rather than the town's sewer plant. Other proposed changes include a reduction in residential density, the donation of a 1.5 acre site for a future municipal use, the donation of \$150,000 for recreational purposes, removing the language regarding municipal improvement district (MID) financing, eliminating the 35' perimeter buffer between the property and the neighboring parcel owned by Crescent Communities, and extending the agreement for 10 years. Additional changes to the agreement included a provision that would relieve the developer from installing infrastructure on the neighboring museum property, inclusion of language regarding Thread Trail cooperation, a 30-day notice period for communication of a material breach, and protections for the Schweinitz's sunflower population (a federally recognized endangered species) located on the property. A new concept plan was also included (see map above).
- Disposition: PC recommended in favor of the second amendment to the development agreement (7-0)

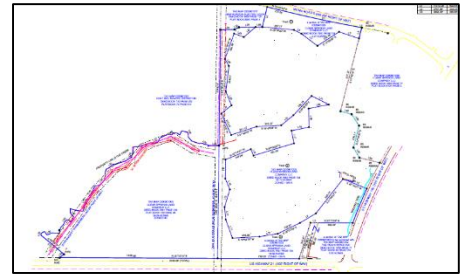


- **Development Agreement: Sustainable Development Group Inc.**

- Applicant: Sustainable Development Group, Inc.
- Location: 020-20-01-023, -024 (MLE Site)
- Acreage: 59.95 +/- Acres
- Zoning Designation: MXU Mixed Use
- Request: Applicant requested approval of a first amendment to a 2008 development agreement, so as to relieve the developer of the neighboring Kanawha property (SDG Properties, LLC) from installing infrastructure on the museum property.
- Disposition: PC recommended in favor of the second amendment to the development agreement (7-0)

**Subdivision Request: Clear Springs Land Company, LLC**

- Applicant: Clear Springs Land Company, LLC
- Location: York County Tax Map Number 020-09-01-003 (Peachtree Apartments)
- Acreage: 3.07 Acres
- Zoning Designation: GR-A
- Disposition: PC approved the subdivision request (6-0)



The Planning Commission (PC) held its regular meeting on Tuesday, September 23, 2014, to review the following request(s):

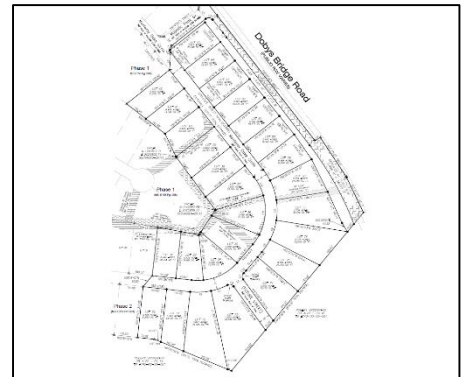
• **Annexation Request: Pettus Property**

- Applicant: Charles A. Wilson, Jr. & Lisa P. McMinn, as representatives of the Estate of Calvin H. Pettus
- Location: York County Tax Map Number 738-00-00-047 (1918 N Dobys Bridge Road)
- Acreage: 2.6 +/- Acres
- Zoning Requested: HC Highway Commercial
- Disposition: PC recommended in favor of the annexation request, with a zoning recommendation of HC Highway Commercial (6-0)



• **Final Plat Approval: The Forest at Fort Mill Phase III**

- Applicant: RK Dobys Bridge LLC
- Location: Forest at Fort Mill (S Dobys Bridge Rd)
- Acreage: 17.4 Acres
- Zoning Designation: R-15 Residential
- Buildable Lots: 27 Single Family Lots
- Disposition: Approved final plat for the Forest at Fort Mill Phase III, contingent upon the securing of a bond or letter of credit to guarantee the completion of any unfinished infrastructure (6-0)



• **Approval of Master Road Name List: Waterside at the Catawba**

- Applicant: Lennar Carolinas, LLC
- Location: Waterside at the Catawba Subdivision (Whites Road)
- Zoning Designation: MXU Mixed Use
- Request: Applicant requested approval of a master road name list for 52 proposed roads within the Waterside at the Catawba Subdivision: Ascot Run Way, Bearcamp Way, Blackwaterside Drive, Braddock Way, Brandybuck Court, Brier Knob Drive, Bryson Gap Drive, Buckberry Court, Burning Acres Court, Clingman Drive, Common Raven Court, Copper Hawk Court, Corey Cabin Court, Corner Lake Court, Elmview Lane, Grape Balsam Way, Hanging Rock Road, Hideaway Gulch Drive, Ice Lake Court, Kahana River Road, Kaleb Point Circle, Kanard Way, Kennebel Place, Kody Hollow Court, Lily Lake Lane, Mackenzie Falls Drive, Maple Hill Drive, Marble Rock Court, Rainbow Trout Trail, Richland Balsam Drive, Ruby Kinglet Lane, Sapphire Meadow Drive, Sassafra Court, Shannon Falls Drive, Shiloh Bend Drive, Shorthill Lane, Silers Bald Drive, Skipping Stone Drive, Skywater Drive, Sparkling Brook Parkway, Squirtle Court, Swift Trail, Tailed Hawk Way, Talon Point Circle, Tigris Trail, Tomkins Knob Drive, Trentwood Drive, Triple Branch Trail, Twin Valley Way, Whistlers Chase Court, Winhall Road, Winter Wren Way

- Disposition: PC approved all proposed road names, with the exception of Squirtle Court (6-0)

### Board of Zoning Appeals Meeting Summary

The Board of Zoning Appeals (BOZA) did not meet during the month of September 2014 due to a lack of items for consideration.

### Historic Review Board Meeting Summary

The Historic Review Board (HRB) did not meet during the month of September 2014 due to a lack of items for consideration.

### Upcoming Meetings & Events

- **Town Council & Planning Commission Mtg.**
  - Fort Mill School District Office
  - Thu. October 9, 2014
  - 7:00 PM
- **Town Council Meeting**
  - Fort Mill Town Hall
  - Mon. October 13, 2014
  - 7:00 PM
- **Historic Review Board Meeting**
  - Fort Mill Town Hall
  - Tues. October 14, 2014
  - 4:30 PM
- **Board of Zoning Appeals Meeting**
  - Fort Mill Town Hall
  - Mon. October 20, 2014
  - 6:00 PM
- **Town Council Meeting**
  - Fort Mill Town Hall
  - Mon. October 27, 2014
  - 7:00 AM
- **Planning Commission Meeting**
  - Fort Mill Town Hall
  - Tue. October 28, 2014
  - 7:00 PM

All meetings are open to the public. Please visit [www.fortmillsc.org](http://www.fortmillsc.org) for meeting updates and agendas.

### Did you know?



#### Schweinitz's Sunflower

Listed as an endangered species on May 7, 1991, Schweinitz's sunflower (*Helianthus schweinitzii*) is one of the rarest flowers in the United States. Native to the central piedmont region of the Carolinas, Schweinitz's sunflower is known to exist in only two counties in South Carolina (York and Lancaster), and 13 counties in North Carolina (Anson, Cabarrus, Davidson, Gaston, Mecklenburg, Montgomery, Randolph, Richmond, Rowan, Stokes, Surry, Stanly, and Union).

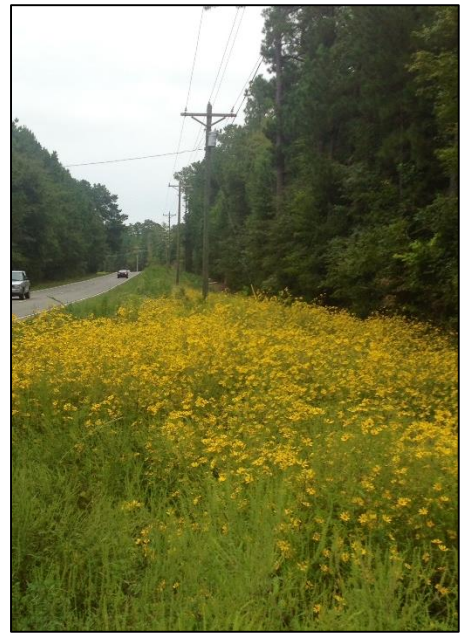
Schweinitz's sunflower is classified as a perennial herb that typically ranges from three to six feet in height. The plant produces small yellow flowers from late August until frost.



As of 2006, the U.S. Fish and Wildlife Service has recorded less than 80 known populations of the sunflower. The overwhelming majority of these populations are located along roadway, railroad, and utility rights-of-way, where “grassland” habitats are maintained through scheduled mowing and other forms of vegetation management.

In the Fort Mill area, Schweinitz’s sunflowers can be found along several major roadways, including Dobys Bridge Road, Pleasant Road, and U.S. Highway 21 Bypass. One of the largest known population in South Carolina is located within a 500’ power line easement on the “Kanawha” property in Fort Mill (near Sutton Road and Interstate 77). Local populations typically peak during the month of September.

For more information about Schweinitz’s sunflower, please visit the U.S. Fish and Wildlife Service website at the following address:  
[http://www.fws.gov/raleigh/species/es\\_schweinitz\\_sunflower.html](http://www.fws.gov/raleigh/species/es_schweinitz_sunflower.html).



## Contact Us

The Fort Mill Planning Department enforces the town's zoning ordinance, subdivision regulations and other land development codes; provides staff support to the Planning Commission, Board of Zoning Appeals and Historic Review Board; and handles long-term planning and growth related issues for the Town. Please feel free to contact our office if you need assistance with the following:

- Annexations
- Rezoning
- New residential and commercial construction
- Starting a new business or home occupation
- Accessory uses, such as fences, pools, decks, sheds, etc.
- Sign permits
- Subdivisions and recombinations
- Historic/architectural review
- Interpretation of zoning ordinances
- Zoning confirmation
- Town maps and planning documents
- General land use and development questions

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[Click here to visit the Planning Department Website](#)